JAMES&JAMES
ESTATE AND LETTING AGENTS

t: 01903 958770
e: salesenquiries@jamesandjamesea.co.uk
119 | George V Avenue | Worthing | BN11 5SA

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE

115 Greenland Road

, Worthing, BN13 2RN

Guide price £350,000

Freehold Council Tax Band C

3 1 2

We are delighted to offer for sale this beautifully presented character home, located in a popular and convenient position in Worthing.

The accommodation comprises an entrance hall leading into the living room, spacious dining room with bespoke built in bookcases and understairs storage, stunning fitted kitchen featuring high gloss units, butcher block style worktops, and a range of integrated appliances.

Stairs rise to the first floor, offering three bedrooms, two of which are doubles, with the main bedroom benefiting from fitted wardrobes, alongside a modern fitted family bathroom with white suite.

Externally, to the front there is a shingled driveway with a path leading to the entrance. To the rear is a fantastic south facing garden, mainly laid to lawn with a patio seating area and a built built garden room/office and with french doors overlooking garden.

Further benefits include gas fired central heating, double glazing throughout, and presentation to a high standard.

Situated in Greenland, the property is ideally located with local shops nearby at Manor Parade which cater for everyday needs. Tesco is also close by, along with David Lloyd health & fitness centre. The nearest mainline railway station is Durrington-on-Sea, which gives great links to most major towns and cities. Buses also serve the area.

In accordance with section 21 of the Estate Agency Act 1991 we advise any prospective buyer that the seller of this property is a relation of an employee at James & James Estate Agents.

Entrance Hall

Living Room
11'11 (3.63m)

Dining Room With Bespoke Storage Space
11 x 11'5 (3.35m x 3.48m)

Stunning Kitchen With Integrated Appliances
11'7 x 9'1 (3.53m x 2.77m)

Stairs To First Floor Landing

Bedroom One With Fitted Wardrobes
117 x 10'6 (35.66m x 3.20m)

Bedroom Two
10'9 x 9' (3.28m x 2.74m)

Bedroom Three
8'6 x 5'1 (2.59m x 1.55m)

Family Bathroom

South Facing Garden

Office/Garden Room

Floor Plan

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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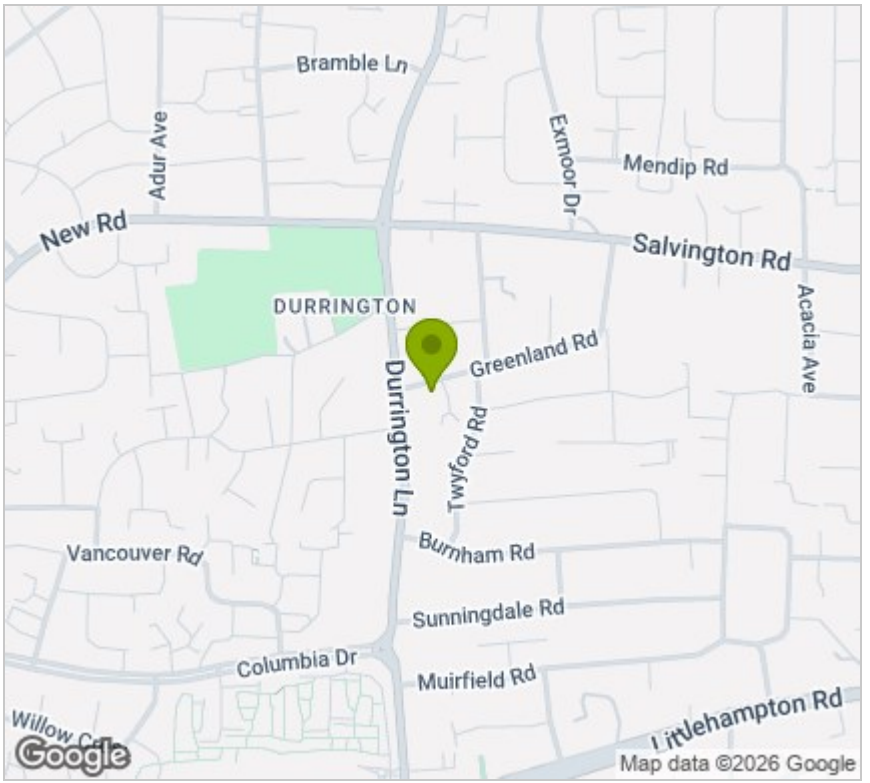
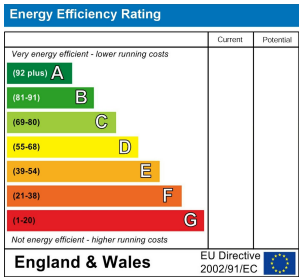
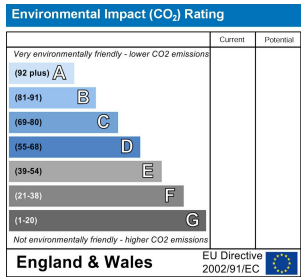
Area Map



Energy Efficiency Graph





Viewing

Please contact our Worthing Office on 01903 958770
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.